

Land Sale Procedure and Reservations Richland County

The tracts will be offered individually, then as a complete unit. If no bids are received for the property as a unit, or if such bid does not exceed the combined tract bids, the property will be sold as individual tracts.

The State of North Dakota reserves and excepts the following:

1. All archaeological and paleontological materials on or beneath the surface and all minerals therein, including but not limited to oil, gas, coal, cement materials, sodium sulfate, scoria, sand and gravel, road material, building stone, chemical substances, metallic ores, uranium ores and colloidal or other clays which may be found on or underlying such land.
2. The right of access at all times for the purpose of mining, drilling, excavating, exploring, operating and developing the premises, and storing, handling, transporting and marketing all reserved substances with the right to remove from the premises all property and improvements placed there for any of the foregoing purposes.
3. All rights and privileges vested in the State of North Dakota under the provisions of its Constitution and laws.

The sale will be for cash only with 20% due on the day of the sale, and the balance due within 60 calendar days. The purchaser must pay sale costs of \$450 per tract. Bidders must be 18 or older.

Any title examination or abstracting costs will be the responsibility of the successful purchaser. The State neither warrants nor agrees to defend title to the property to be sold nor makes any warranty as to the condition of any permanent improvements and buildings. Permanent improvements and buildings are sold on an "as is" basis and purchaser assumes all risk of any loss of and damage to permanent improvements and buildings that may occur after the date of the public auction. When final payment has been made, a Quit Claim Deed conveying title to the premises will be issued. The Board of University and School Lands reserves the right to reject any and all bids. For more information call 328-2800.

NOTICE OF THE RIGHT OF FORMER MORTGAGOR TO REPURCHASE: The sale is subject to N.D.C.C. §15-07-10 which allows the former mortgagor or the former mortgagor's immediate family to match the highest bid within one hour after the public sale. If the former mortgagor or former mortgagor's immediate family matches the highest bid, the land will be sold to the former mortgagor or former mortgagor's immediate family.